

May 9, 2018

Mr. Jean Pierre Boladian
408 S. Pasadena Avenue, Unit 6
Pasadena, CA 91105

**RE: Design Review Application No. PDR1728139
339-341 Chester Street**

Dear Mr. Boladian:

On May 9, 2018, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED WITH CONDITIONS** your design review application to construct a new, two-story, 1,479 sq.ft. detached residential dwelling with an attached two-car garage to the rear of the existing single-story duplex. The existing three-car detached garage will remain and the existing single-story detached residential dwelling of 610 sq.ft. and constructed in 1936 will be demolished.

CONDITIONS OF APPROVAL

1. The landscape plan shall be revised to indicate that the existing oak tree in the parkway area will be protected in place and to specify appropriate shade-tolerant plant material in the area of the oak tree, subject to approval by the Director of Community Development and the Urban Forestry Division.
2. The site plan and landscape plan shall be revised for consistency.
3. An indigenous tree permit shall be required.
4. The proposed building shall provide the required 5-ft. separation from the existing three-car garage and the separation shall be indicated consistently on the plans.
5. An open railing shall be provided between the stairway and the second floor family room. Provide an interior elevation that includes this feature for staff review and approval. Alternatively, the required additional parking space within the garage shall be provided.
6. A window shall be added on the East Elevation of the family room that will be consistent with the proportions, details and appearance of the other windows proposed.
7. Decorative paving shall be included in the concrete driveway.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed site planning is appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The proposed building is appropriately located to the rear of the existing duplex.

- Private open space is provided to the rear of the proposed dwelling and common outdoor space, with amenities, is provided on the north side of the proposed dwelling and accessible to all units.
- The proposed two-car garage is integrated into the proposed unit and the door does not face the street.
- The site plan and landscape plan contain conflicting information regarding the preservation of the oak tree in the parkway. The Urban Forestry Division indicated that an indigenous tree permit is necessary for work in the area of the oak tree, including new walkways and planting. Also, appropriate plant materials must be specified near the oak tree. With respect to the two other existing parkway trees, the Urban Forestry Division concurs with the removal of both trees and their replacement with two new trees, one in the parkway and the second off-site. A condition to this effect is included.
- Mechanical equipment is appropriately located on the ground.
- The trash enclosure is appropriately proposed adjacent to the driveway with the opening facing away from the dwellings or the street.
- Light fixtures are proposed and appropriately located at exterior doorways.

Mass and Scale – The proposed massing and scale are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The building is designed with two-stories, is located to the rear of the front duplex and is a compatible transition to the two-story buildings of the neighboring development.
- The building is appropriately designed for the flat topography of the site.
- The building is designed with significant variation in façade and roofline which reduce its appearance of mass.
- Pitched roofs are designed to provide variation in the building profile and are compatible with the pitched roof form of the front duplex.

Building Design and Detailing – The proposed design and detailing are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The building is designed with consistent architectural elements. A window on the East Elevation of the family room is necessary to improve this elevation facing the street. A condition to this effect is included.
- The entryway is appropriately integrated into the building design.
- Windows and doors are specified to be fiberglass, dark brown, with wood trim and are sized appropriately.
- The building setbacks provide adequate privacy separation from the adjacent development.
- Finish materials consist of stucco, wood siding, metal garage door, fiberglass windows and asphalt roofing. They provide a variety of textures and coordinated colors which reinforce the building architecture.
- The new concrete driveway is not specified with decorative elements. A condition to this effect is included.

COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

No comments were received.

This approval is for the project design only. Administrative Design Review approval of a project does not constitute compliance with the Zoning Code and/or Building Code requirements. Please refer to the end of this letter for information regarding plan check submittal. If there are any questions, please contact the case planner, Chris Baghdikian, at 818-937-8182 or via email at cbaghdikian@glendaleca.gov.

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Design Review Board if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **May 24, 2018** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

APPEAL FORMS available on-line: www.glendaleca.gov/appeals

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website. Visit us.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

EXTENSION: An extension of the design review approval may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the design review approval.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, **Chris Baghdikian**, who acted on this case. This would include clarification and verification of condition compliance and plans or building permit

applications, etc., and shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

If an appeal is not filed within the 15-day appeal period of the decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, approved plans must be stamped approved by Planning Division staff. **Any** changes to the approved plans will require resubmittal of revised plans for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes to approved plans must be on file with the Planning Division.

An appointment must be made with the case planner, Chris Baghdikian, for stamp and signature prior to submitting for Building plan check. Please contact Chris Baghdikian directly at 818-937-8182 or via email at cbaghdikian@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff
PL:JP:CB

